HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Kitchener-Cambridge-Waterloo and Guelph CMAs

Date Released: Second Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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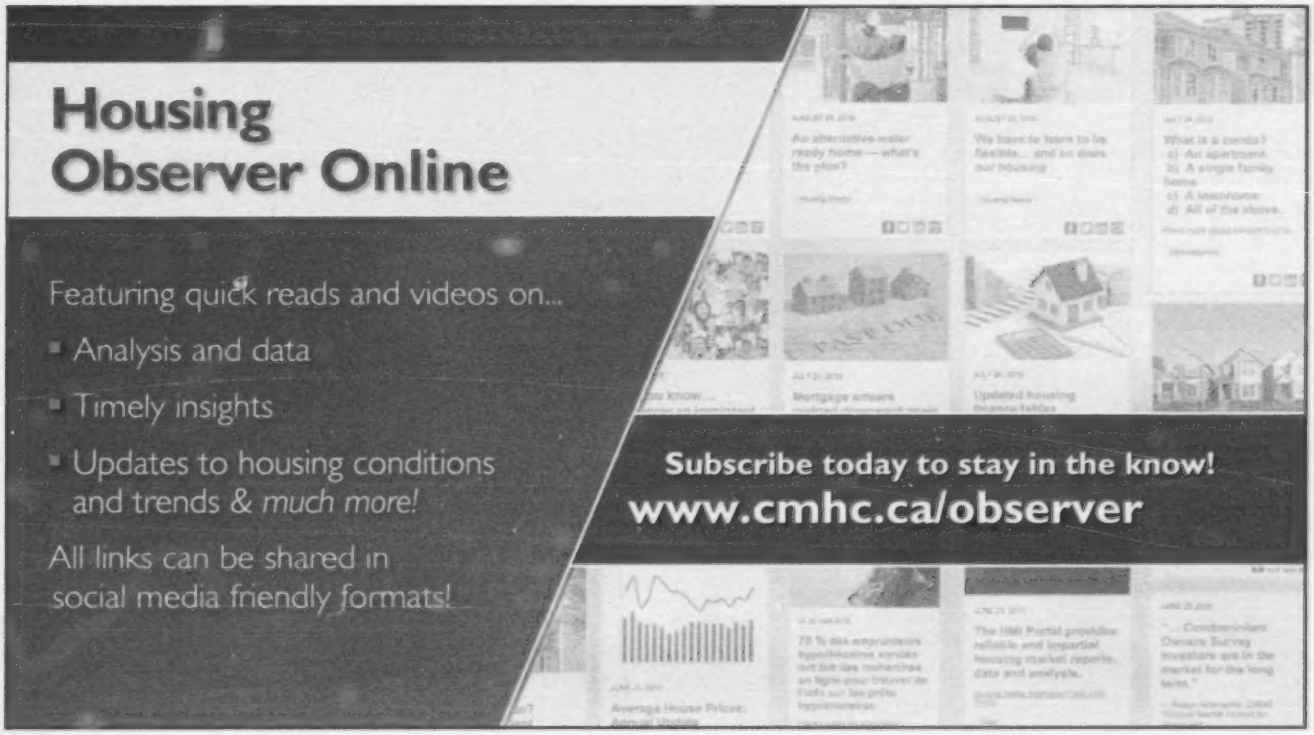
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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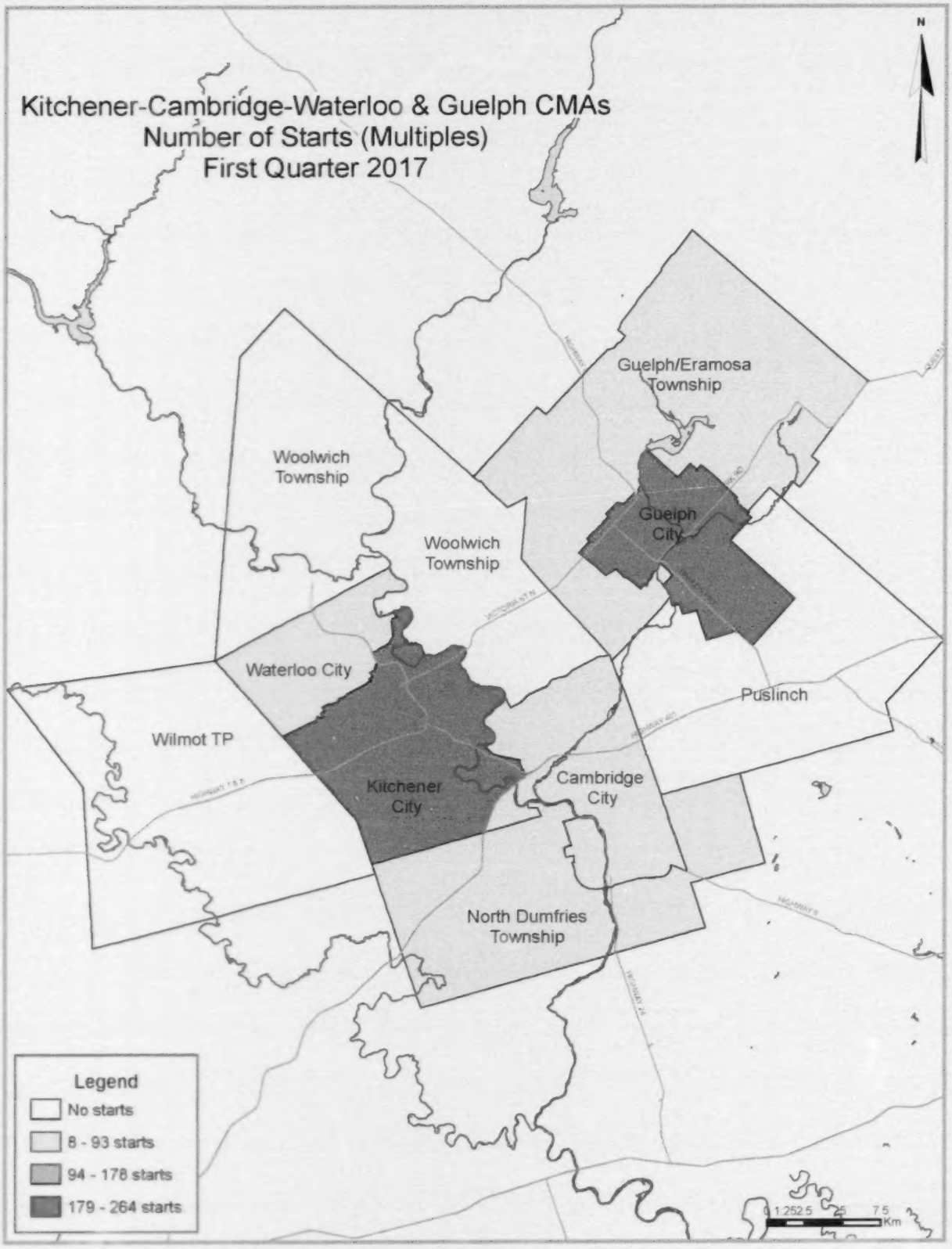
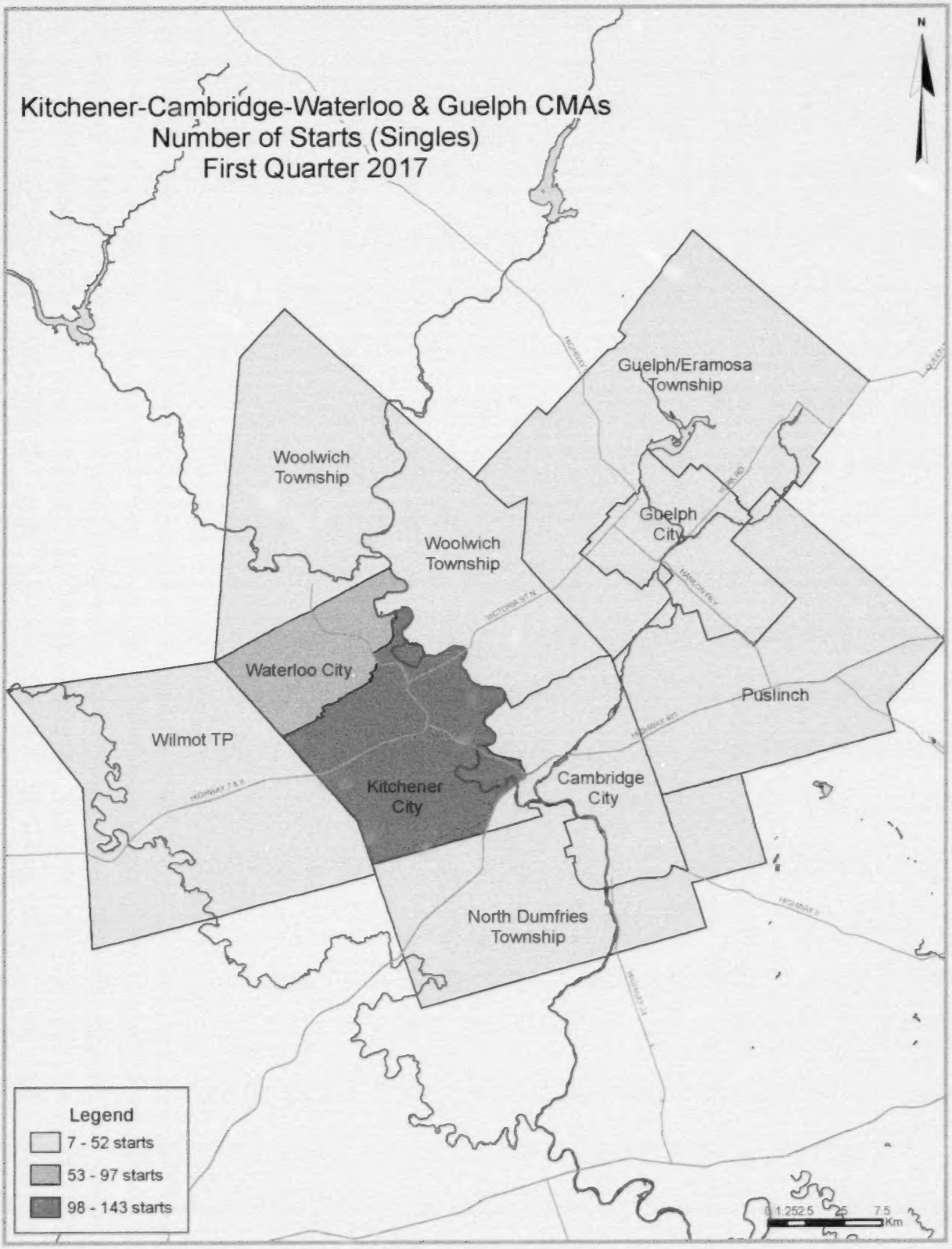
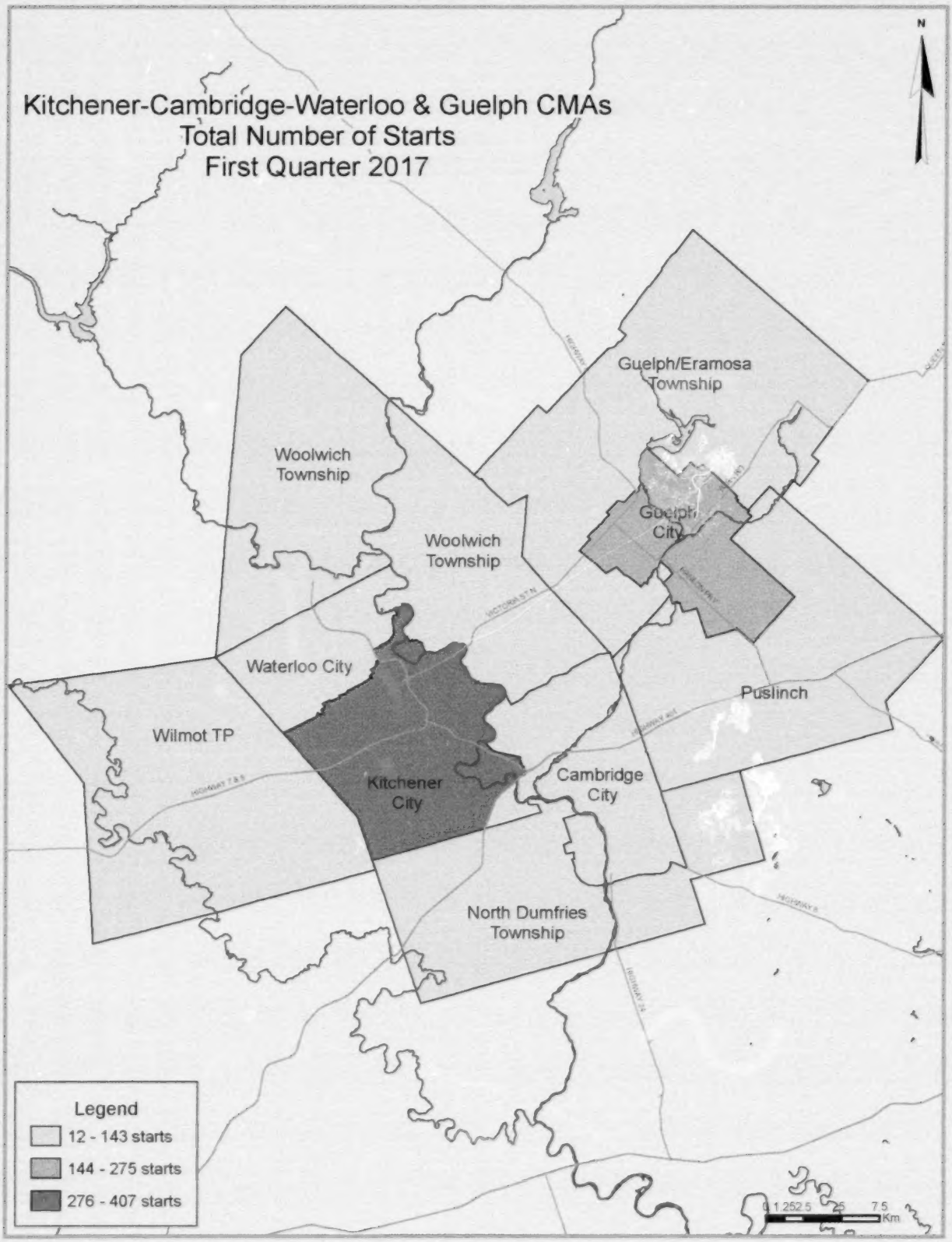
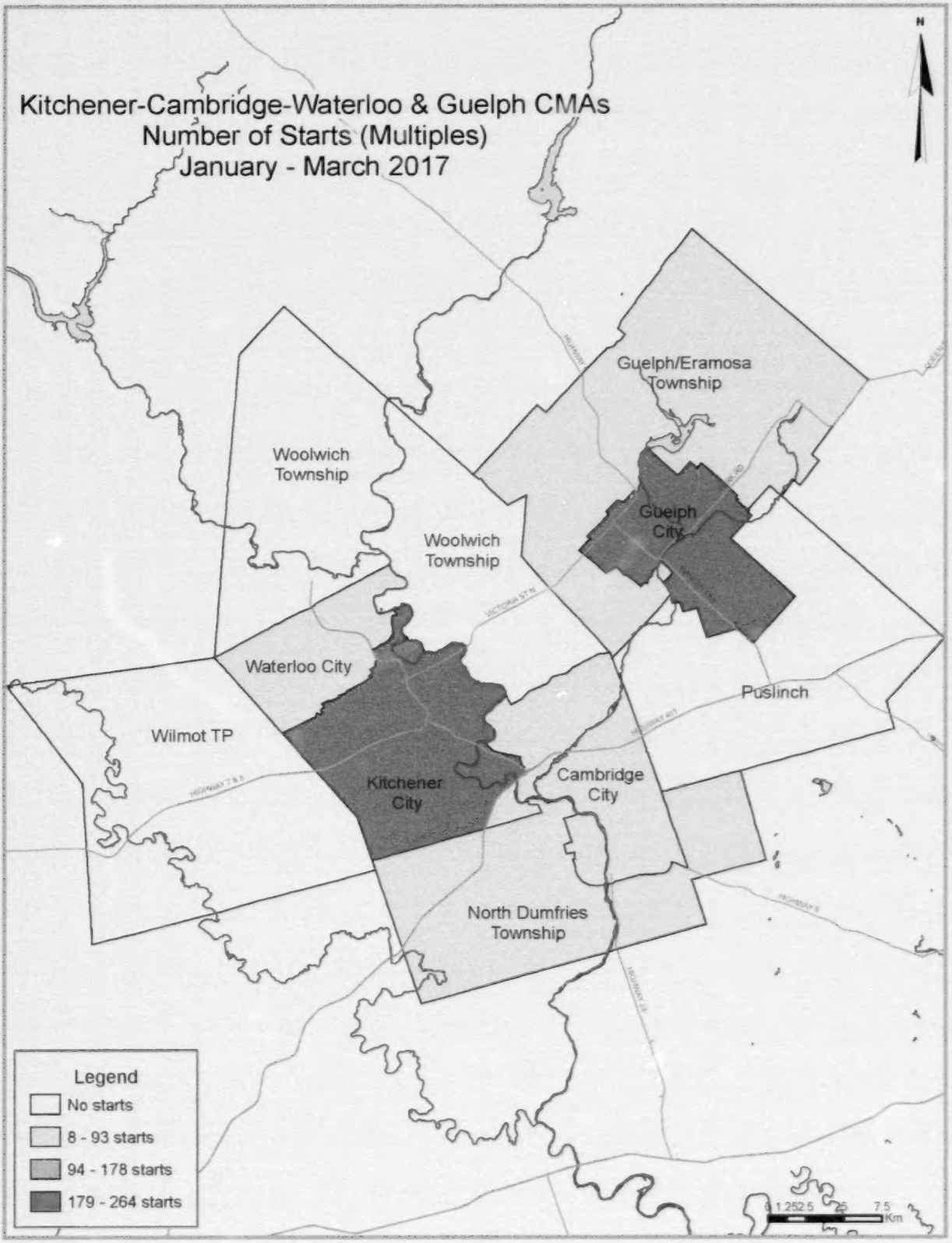
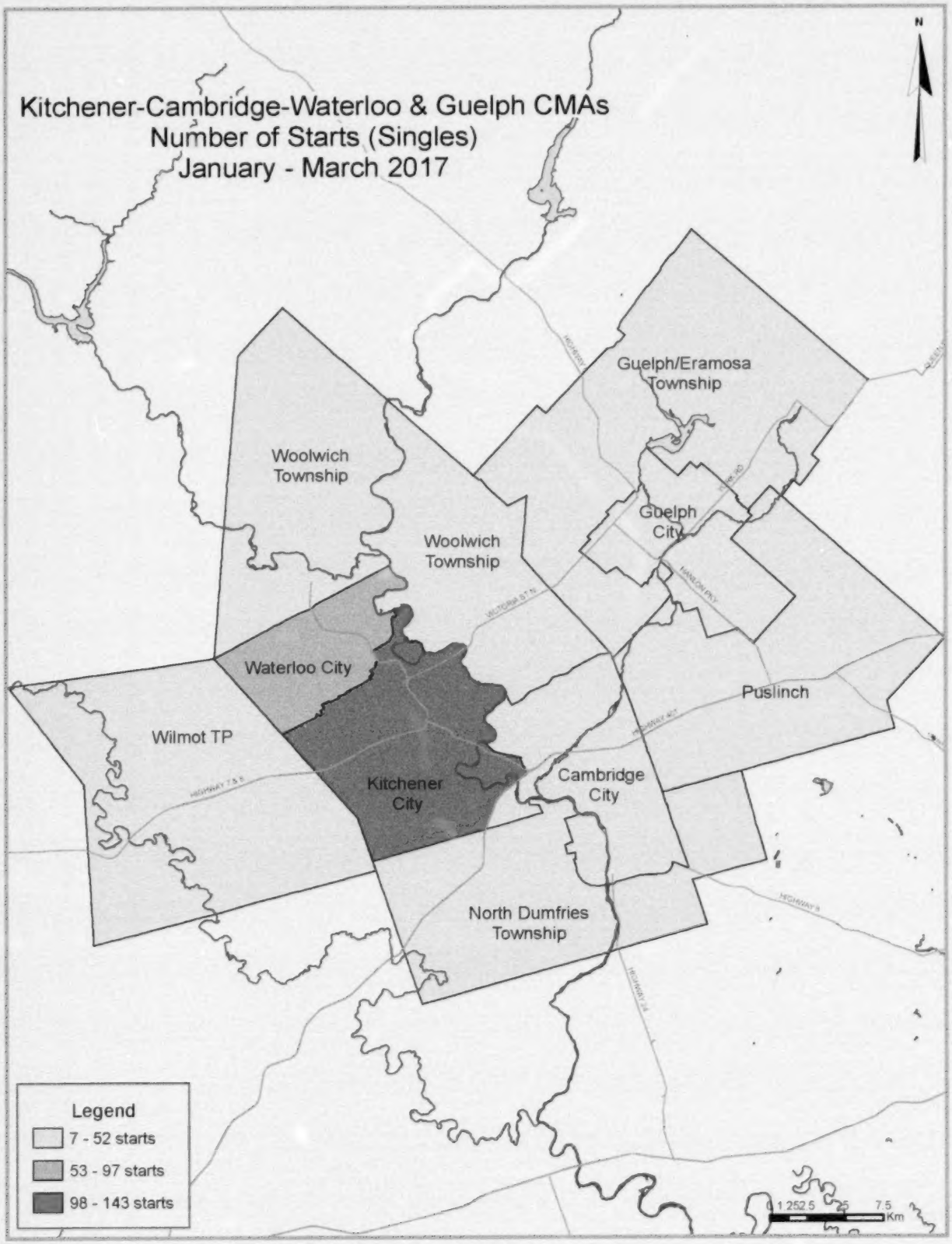
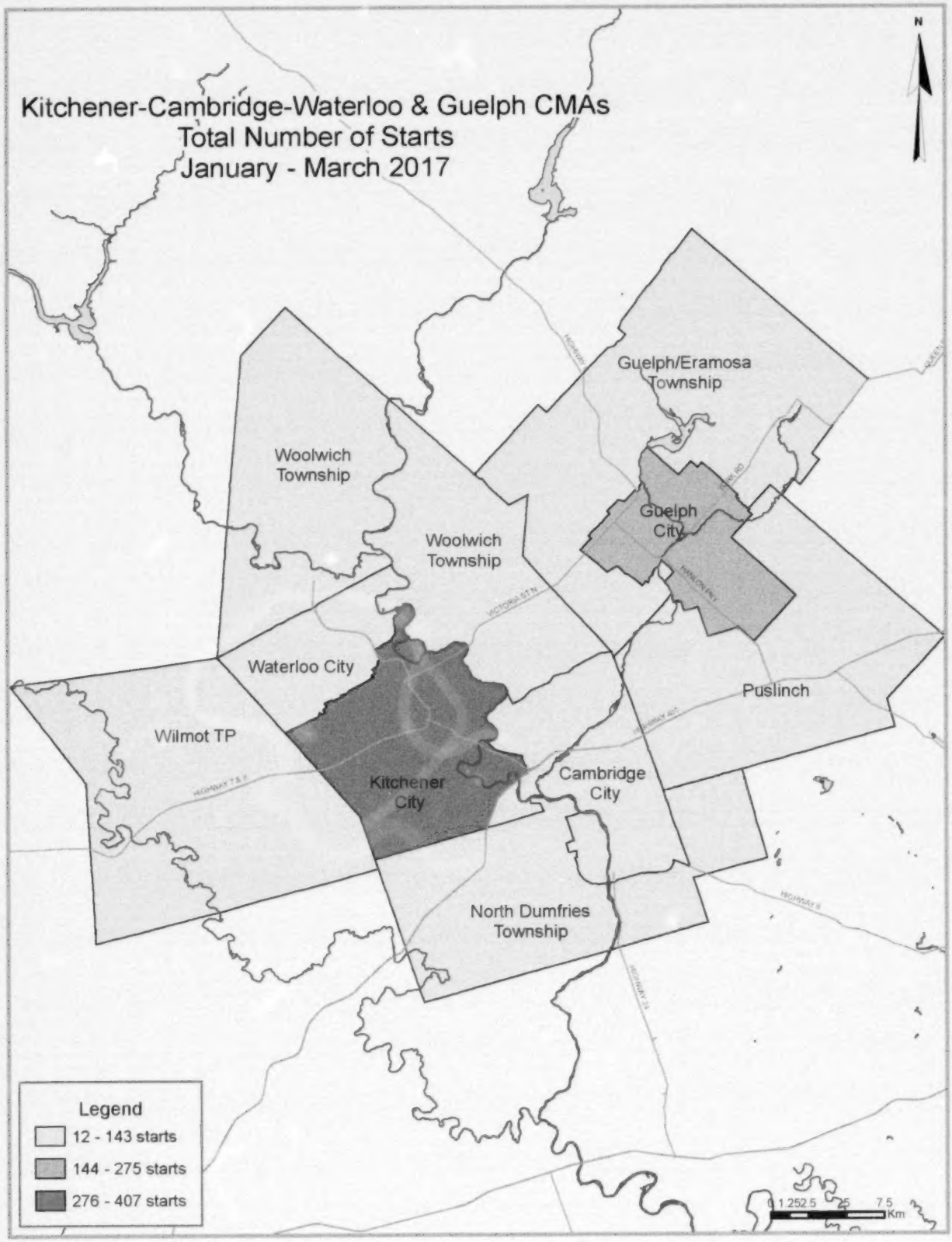

Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Multiples)
First Quarter 2017
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Wilmot TP
Kitchener City
Cambridge City
North Dumfries Township
Legend
No starts
8 - 93 starts
94 - 178 starts
179 - 264 starts
0 1.25 2.5 5 7.5 Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Singles)
First Quarter 2017
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Wilmot TP
Kitchener City
Cambridge City
North Dumfries Township
Legend
7 - 52 starts
53 - 97 starts
98 - 143 starts
0 1.25 2.5 5 7.5 Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Total Number of Starts
First Quarter 2017
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Wilmot TP
Kitchener City
Cambridge City
North Dumfries Township
Legend
12 - 143 starts
144 - 275 starts
276 - 407 starts
0 1.25 2.5 5 7.5 Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Multiples)
January - March 2017
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Wilmot TP
Kitchener City
Cambridge City
North Dumfries Township
Legend
No starts
8 - 93 starts
94 - 178 starts
179 - 264 starts
0 1.25 2.5 5 7.5 Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Singles)
January - March 2017
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Wilmot TP
Kitchener City
Cambridge City
North Dumfries Township
Legend
7 - 52 starts
53 - 97 starts
98 - 143 starts
0 1.25 2.5 5 7.5 Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Total Number of Starts
January - March 2017
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Wilmot TP
Kitchener City
Cambridge City
North Dumfries Township
Legend
12 - 143 starts
144 - 275 starts
276 - 407 starts
0 1.252.5 5 7.5 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2017								
Kitchener CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	995	1,392	1,540	1,610	1,956	1,540	1,569	1,603
Multiples	2,217	2,682	2,592	684	564	3,094	2,852	2,434
Total	3,212	4,074	4,132	2,294	2,520	4,634	4,421	4,037
	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	1,558	1,663	181	314	73.5%	181	314	73.5%
Multiples	3,585	1,294	404	320	-20.8%	404	320	-20.8%
Total	5,143	2,957	585	634	8.4%	585	634	8.4%

Table 1: Housing Starts (SAAR and Trend) First Quarter 2017								
Guelph CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	343	249	244	260	284	299	310	313
Multiples	798	812	204	1,260	1,296	428	600	722
Total	1,141	1,061	448	1,520	1,580	727	910	1,035
	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	320	285	53	44	-17.0%	53	44	-17.0%
Multiples	524	920	127	230	81.1%	127	230	81.1%
Total	844	1,205	180	274	52.2%	180	274	52.2%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Kitchener-Cambridge-Waterloo CMA First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2017	314	6	34	0	46	68	0	166	634
Q1 2016	181	6	42	0	23	209	0	124	585
% Change	73.5	0.0	-19.0	n/a	100.0	-67.5	n/a	33.9	8.4
Year-to-date 2017	314	6	34	0	46	68	0	166	634
Year-to-date 2016	181	6	42	0	23	209	0	124	585
% Change	73.5	0.0	-19.0	n/a	100.0	-67.5	n/a	33.9	8.4
UNDER CONSTRUCTION									
Q1 2017	925	38	143	0	219	869	4	1,735	3,933
Q1 2016	504	18	325	0	156	2,460	4	1,391	4,858
% Change	83.5	111.1	-56.0	n/a	40.4	-64.7	0.0	24.7	-19.0
COMPLETIONS									
Q1 2017	295	12	48	0	30	34	0	17	436
Q1 2016	171	12	87	0	16	64	0	15	365
% Change	72.5	0.0	-44.8	n/a	87.5	-46.9	n/a	13.3	19.5
Year-to-date 2017	295	12	48	0	30	34	0	17	436
Year-to-date 2016	171	12	87	0	16	64	0	15	365
% Change	72.5	0.0	-44.8	n/a	87.5	-46.9	n/a	13.3	19.5
COMPLETED & NOT ABSORBED									
Q1 2017	53	2	17	0	12	39	n/a	n/a	123
Q1 2016	89	10	24	0	12	24	n/a	n/a	159
% Change	-40.4	-80.0	-29.2	n/a	0.0	62.5	n/a	n/a	-22.6
ABSORBED									
Q1 2017	296	12	44	0	28	80	n/a	n/a	460
Q1 2016	158	6	99	0	15	88	n/a	n/a	366
% Change	87.3	100.0	-55.6	n/a	86.7	-9.1	n/a	n/a	25.7
Year-to-date 2017	296	12	44	0	28	80	n/a	n/a	460
Year-to-date 2016	158	6	99	0	15	88	n/a	n/a	366
% Change	87.3	100.0	-55.6	n/a	86.7	-9.1	n/a	n/a	25.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Guelph CMA
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2017	44	16	18	0	8	95	0	93	274
Q1 2016	46	4	44	3	30	47	4	2	180
% Change	-4.3	**	-59.1	-100.0	-73.3	102.1	-100.0	**	52.2
Year-to-date 2017	44	16	18	0	8	95	0	93	274
Year-to-date 2016	46	4	44	3	30	47	4	2	180
% Change	-4.3	**	-59.1	-100.0	-73.3	102.1	-100.0	**	52.2
UNDER CONSTRUCTION									
Q1 2017	118	46	123	11	104	500	0	439	1,341
Q1 2016	113	12	208	6	182	414	1	380	1,316
% Change	4.4	**	-40.9	83.3	-42.9	20.8	-100.0	15.5	1.9
COMPLETIONS									
Q1 2017	56	0	39	2	32	18	1	181	329
Q1 2016	60	6	30	1	9	6	0	1	113
% Change	-6.7	-100.0	30.0	100.0	**	200.0	n/a	**	191.2
Year-to-date 2017	56	0	39	2	32	18	1	181	329
Year-to-date 2016	60	6	30	1	9	6	0	1	113
% Change	-6.7	-100.0	30.0	100.0	**	200.0	n/a	**	191.2
COMPLETED & NOT ABSORBED									
Q1 2017	11	2	1	1	4	0	n/a	n/a	19
Q1 2016	11	2	3	1	4	3	n/a	n/a	24
% Change	0.0	0.0	-66.7	0.0	0.0	-100.0	n/a	n/a	-20.8
ABSORBED									
Q1 2017	55	0	38	2	33	20	n/a	n/a	148
Q1 2016	62	6	30	2	9	6	n/a	n/a	115
% Change	-11.3	-100.0	26.7	0.0	**	**	n/a	n/a	28.7
Year-to-date 2017	55	0	38	2	33	20	n/a	n/a	148
Year-to-date 2016	62	6	30	2	9	6	n/a	n/a	115
% Change	-11.3	-100.0	26.7	0.0	**	**	n/a	n/a	28.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kitchener City									
Q1 2017	143	2	28	0	0	68	0	166	407
Q1 2016	119	4	29	0	16	35	0	0	203
Cambridge City									
Q1 2017	27	0	0	0	28	0	0	0	55
Q1 2016	14	0	0	0	7	0	0	66	87
North Dumfries Township									
Q1 2017	10	0	6	0	4	0	0	0	20
Q1 2016	0	0	4	0	0	0	0	0	4
Waterloo City									
Q1 2017	81	4	0	0	14	0	0	0	99
Q1 2016	43	2	3	0	0	174	0	58	280
Woolwich Township									
Q1 2017	23	0	0	0	0	0	0	0	23
Q1 2016	5	0	6	0	0	0	0	0	11
Wilmot Township									
Q1 2017	30	0	0	0	0	0	0	0	30
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitchener-Cambridge-Waterloo CMA									
Q1 2017	314	6	34	0	46	68	0	166	634
Q1 2016	181	6	42	0	23	209	0	124	585
Guelph City									
Q1 2017	25	16	18	0	0	95	0	93	247
Q1 2016	36	4	44	0	21	47	4	2	158
Guelph/Eramosa Township									
Q1 2017	7	0	0	0	8	0	0	0	15
Q1 2016	9	0	0	0	9	0	0	0	18
Puslinch Township									
Q1 2017	12	0	0	0	0	0	0	0	12
Q1 2016	1	0	0	3	0	0	0	0	4
Guelph CMA									
Q1 2017	44	16	18	0	8	95	0	93	274
Q1 2016	46	4	44	3	30	47	4	2	180

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kitchener City									
Q1 2017	394	6	90	0	111	518	0	368	1,487
Q1 2016	301	10	268	0	60	767	0	471	1,877
Cambridge City									
Q1 2017	207	2	0	0	42	76	0	245	572
Q1 2016	87	0	25	0	73	185	0	151	521
North Dumfries Township									
Q1 2017	26	0	12	0	25	0	0	0	63
Q1 2016	5	0	4	0	4	0	0	0	13
Waterloo City									
Q1 2017	205	20	19	0	41	275	4	1,097	1,661
Q1 2016	94	2	16	0	19	1,508	4	769	2,412
Woolwich Township									
Q1 2017	55	8	22	0	0	0	0	25	110
Q1 2016	17	6	12	0	0	0	0	0	35
Wilmot Township									
Q1 2017	38	2	0	0	0	0	0	0	40
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitchener-Cambridge-Waterloo CMA									
Q1 2017	925	38	143	0	219	869	4	1,735	3,933
Q1 2016	504	18	325	0	156	2,460	4	1,391	4,858
Guelph City									
Q1 2017	55	46	104	2	75	500	0	439	1,221
Q1 2016	72	12	208	0	151	414	1	380	1,238
Guelph/Eramosa Township									
Q1 2017	33	0	19	0	29	0	0	0	81
Q1 2016	27	0	0	0	31	0	0	0	58
Puslinch Township									
Q1 2017	30	0	0	9	0	0	0	0	39
Q1 2016	14	0	0	6	0	0	0	0	20
Guelph CMA									
Q1 2017	118	46	123	11	104	500	0	439	1,341
Q1 2016	113	12	208	6	182	414	1	380	1,316

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kitchener City									
Q1 2017	146	12	44	0	15	34	0	15	266
Q1 2016	110	0	80	0	0	64	0	0	254
Cambridge City									
Q1 2017	44	0	0	0	11	0	0	0	55
Q1 2016	17	0	0	0	9	0	0	0	26
North Dumfries Township									
Q1 2017	9	0	4	0	0	0	0	0	13
Q1 2016	5	0	0	0	7	0	0	0	12
Waterloo City									
Q1 2017	39	0	0	0	4	0	0	0	43
Q1 2016	36	8	7	0	0	0	0	15	66
Woolwich Township									
Q1 2017	28	0	0	0	0	0	0	0	28
Q1 2016	3	4	0	0	0	0	0	0	7
Wilmot Township									
Q1 2017	29	0	0	0	0	0	0	2	31
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitchener-Cambridge-Waterloo CMA									
Q1 2017	295	12	48	0	30	34	0	17	436
Q1 2016	171	12	87	0	16	64	0	15	365
Guelph City									
Q1 2017	37	0	39	0	32	18	1	181	308
Q1 2016	42	6	30	0	9	6	0	1	94
Guelph/Eramosa Township									
Q1 2017	11	0	0	0	0	0	0	0	11
Q1 2016	11	0	0	0	0	0	0	0	11
Puslinch Township									
Q1 2017	8	0	0	2	0	0	0	0	10
Q1 2016	7	0	0	1	0	0	0	0	8
Guelph CMA									
Q1 2017	56	0	39	2	32	18	1	181	329
Q1 2016	60	6	30	1	9	6	0	1	113

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Kitchener City									
Q1 2017	23	2	16	0	9	20	n/a	n/a	70
Q1 2016	54	4	20	0	4	13	n/a	n/a	93
Cambridge City									
Q1 2017	8	0	0	0	3	6	n/a	n/a	17
Q1 2016	11	2	2	0	4	11	n/a	n/a	30
North Dumfries Township									
Q1 2017	2	0	0	0	0	0	n/a	n/a	2
Q1 2016	1	0	0	0	0	0	n/a	n/a	1
Waterloo City									
Q1 2017	14	0	0	0	0	13	n/a	n/a	27
Q1 2016	19	6	1	0	4	0	n/a	n/a	30
Woolwich Township									
Q1 2017	5	0	1	0	0	0	n/a	n/a	6
Q1 2016	4	0	1	0	0	0	n/a	n/a	5
Wilmot Township									
Q1 2017	1	0	0	0	0	0	n/a	n/a	1
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitchener-Cambridge-Waterloo CMA									
Q1 2017	53	2	17	0	12	39	n/a	n/a	123
Q1 2016	89	10	24	0	12	24	n/a	n/a	159
Guelph City									
Q1 2017	8	2	1	0	4	0	n/a	n/a	15
Q1 2016	6	2	3	0	3	3	n/a	n/a	17
Guelph/Eramosa Township									
Q1 2017	3	0	0	0	0	0	n/a	n/a	3
Q1 2016	4	0	0	0	1	0	n/a	n/a	5
Puslinch Township									
Q1 2017	0	0	0	1	0	0	n/a	n/a	1
Q1 2016	1	0	0	1	0	0	n/a	n/a	2
Guelph CMA									
Q1 2017	11	2	1	1	4	0	n/a	n/a	19
Q1 2016	11	2	3	1	4	3	n/a	n/a	24

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Kitchener City									
Q1 2017	146	12	39	0	15	64	n/a	n/a	276
Q1 2016	105	0	85	0	0	88	n/a	n/a	278
Cambridge City									
Q1 2017	46	0	1	0	9	16	n/a	n/a	72
Q1 2016	12	0	0	0	8	0	n/a	n/a	20
North Dumfries Township									
Q1 2017	8	0	4	0	0	0	n/a	n/a	12
Q1 2016	5	0	0	0	7	0	n/a	n/a	12
Waterloo City									
Q1 2017	42	0	0	0	4	0	n/a	n/a	46
Q1 2016	33	2	13	0	0	0	n/a	n/a	48
Woolwich Township									
Q1 2017	26	0	0	0	0	0	n/a	n/a	26
Q1 2016	3	4	1	0	0	0	n/a	n/a	8
Wilmot Township									
Q1 2017	28	0	0	0	0	0	n/a	n/a	28
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitchener-Cambridge-Waterloo CMA									
Q1 2017	296	12	44	0	28	80	n/a	n/a	460
Q1 2016	158	6	99	0	15	88	n/a	n/a	366
Guelph City									
Q1 2017	36	0	38	0	32	20	n/a	n/a	126
Q1 2016	45	6	30	0	9	6	n/a	n/a	96
Guelph/Eramosa Townshi									
Q1 2017	11	0	0	0	1	0	n/a	n/a	12
Q1 2016	11	0	0	0	0	0	n/a	n/a	11
Puslinch Township									
Q1 2017	8	0	0	2	0	0	n/a	n/a	10
Q1 2016	6	0	0	2	0	0	n/a	n/a	8
Guelph CMA									
Q1 2017	55	0	38	2	33	20	n/a	n/a	148
Q1 2016	62	6	30	2	9	6	n/a	n/a	115

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts
Kitchener-Cambridge-Waterloo CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,392	66	217	0	242	633	0	1,524	4,074
% Change	39.9	83.3	-55.1	n/a	70.4	5.5	-100.0	61.3	26.8
2015	995	36	483	0	142	600	11	945	3,212
% Change	14.9	-10.0	39.2	-100.0	7.6	-69.4	-54.2	-12.4	-27.8
2014	866	40	347	2	132	1,960	24	1,079	4,450
% Change	25.7	42.9	99.4	100.0	-15.9	**	50.0	66.5	141.8
2013	689	28	174	1	157	127	16	648	1,840
% Change	-20.9	-30.0	-34.3	n/a	-1.9	-82.3	33.3	-22.5	-36.6
2012	871	40	265	0	160	716	12	836	2,900
% Change	-26.2	5.3	86.6	-100.0	11.1	55.3	n/a	-15.0	-1.8
2011	1,180	38	142	6	144	461	0	983	2,954
% Change	-5.8	-59.6	-48.7	200.0	-30.1	45.0	-100.0	51.7	4.9
2010	1,253	94	277	2	206	318	15	648	2,815
% Change	7.9	51.6	-8.0	n/a	-23.4	38.3	114.3	141.8	22.5
2009	1,161	62	301	0	269	230	7	268	2,298
% Change	-19.7	-24.4	-15.0	-100.0	27.5	**	75.0	-45.2	-12.8
2008	1,445	82	354	1	211	48	4	489	2,634
% Change	24.7	-65.0	-30.5	n/a	**	-57.1	-87.9	-22.7	-3.9
2007	1,159	234	509	0	60	112	33	633	2,740

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts
Guelph CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	226	36	148	19	111	295	4	222	1,061
% Change	-33.1	50.0	-30.8	**	-24.0	32.9	n/a	15.6	-7.0
2015	338	24	214	5	146	222	0	192	1,141
% Change	68.2	-55.6	72.6	66.7	**	-49.1	n/a	-8.1	7.2
2014	201	54	124	3	37	436	0	209	1,064
% Change	8.1	-34.1	**	-57.1	-78.2	7.1	-100.0	**	19.6
2013	186	82	9	7	170	407	5	24	890
% Change	-30.1	86.4	-87.7	-22.2	24.1	107.7	n/a	**	21.8
2012	266	44	73	9	137	196	0	6	731
% Change	4.7	-12.0	49.0	80.0	-2.8	13.3	-100.0	-92.9	-4.3
2011	254	50	49	5	141	173	8	84	764
% Change	-36.7	47.1	-59.8	0.0	-47.6	-8.0	n/a	**	-25.2
2010	401	34	122	5	269	188	0	2	1,021
% Change	34.6	-54.1	22.0	**	**	168.6	n/a	n/a	80.1
2009	298	74	100	1	24	70	0	0	567
% Change	-29.2	68.2	-21.3	-75.0	-27.3	-79.5	n/a	-100.0	-47.8
2008	421	44	127	4	33	341	0	117	1,087
% Change	-26.8	-24.1	-48.8	n/a	26.9	**	n/a	n/a	15.5
2007	575	58	248	0	26	34	0	0	941

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Kitchener-Cambridge-Waterloo	314	181	6	6	80	51	234	347	634	585	8.4
Kitchener City	143	119	2	4	28	31	234	49	407	203	100.5
Cambridge City	27	14	0	0	28	7	0	66	55	87	-36.8
North Dumfries Township	10	0	0	0	10	4	0	0	20	4	**
Waterloo City	81	43	4	2	14	3	0	232	99	280	-64.6
Woolwich Township	23	5	0	0	0	6	0	0	23	11	109.1
Wilmot Township	30	n/a	0	n/a	0	n/a	0	n/a	30	n/a	n/a
Guelph CMA	44	53	16	4	26	74	188	49	274	180	52.2
Guelph City	25	40	16	4	18	65	188	49	247	158	56.3
Guelph/Eramosa Township	7	9	0	0	8	9	0	0	15	18	-16.7
Puslinch Township	12	4	0	0	0	0	0	0	12	4	200.0

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Kitchener-Cambridge-Waterloo	314	181	6	6	80	51	234	347	634	585	8.4
Kitchener City	143	119	2	4	28	31	234	49	407	203	100.5
Cambridge City	27	14	0	0	28	7	0	66	55	87	-36.8
North Dumfries Township	10	0	0	0	10	4	0	0	20	4	**
Waterloo City	81	43	4	2	14	3	0	232	99	280	-64.6
Woolwich Township	23	5	0	0	0	6	0	0	23	11	109.1
Wilmot Township	30	n/a	0	n/a	0	n/a	0	n/a	30	n/a	n/a
Guelph CMA	44	53	16	4	26	74	188	49	274	180	52.2
Guelph City	25	40	16	4	18	65	188	49	247	158	56.3
Guelph/Eramosa Township	7	9	0	0	8	9	0	0	15	18	-16.7
Puslinch Township	12	4	0	0	0	0	0	0	12	4	200.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Kitchener-Cambridge-Waterloo	80	51	0	0	68	223	166	124
Kitchener City	28	31	0	0	68	49	166	0
Cambridge City	28	7	0	0	0	0	0	66
North Dumfries Township	10	4	0	0	0	0	0	0
Waterloo City	14	3	0	0	0	174	0	58
Woolwich Township	0	6	0	0	0	0	0	0
Wilmot Township	0	n/a	0	n/a	0	n/a	0	n/a
Guelph CMA	26	74	0	0	95	47	93	2
Guelph City	18	65	0	0	95	47	93	2
Guelph/Eramosa Township	8	9	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Kitchener-Cambridge-Waterloo	80	51	0	0	68	223	166	124
Kitchener City	28	31	0	0	68	49	166	0
Cambridge City	28	7	0	0	0	0	0	66
North Dumfries Township	10	4	0	0	0	0	0	0
Waterloo City	14	3	0	0	0	174	0	58
Woolwich Township	0	6	0	0	0	0	0	0
Wilmot Township	0	n/a	0	n/a	0	n/a	0	n/a
Guelph CMA	26	74	0	0	95	47	93	2
Guelph City	18	65	0	0	95	47	93	2
Guelph/Eramosa Township	8	9	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Kitchener-Cambridge-Waterloo	354	229	114	232	166	124	634	585
Kitchener City	173	152	68	51	166	0	407	203
Cambridge City	27	14	28	7	0	66	55	87
North Dumfries Township	16	4	4	0	0	0	20	4
Waterloo City	85	48	14	174	0	58	99	280
Woolwich Township	23	11	0	0	0	0	23	11
Wilmot Township	30	n/a	0	n/a	0	n/a	30	n/a
Guelph CMA	78	94	103	80	93	6	274	180
Guelph City	59	84	95	68	93	6	247	158
Guelph/Eramosa Township	7	9	8	9	0	0	15	18
Puslinch Township	12	1	0	3	0	0	12	4

Table 2.5: Starts by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Kitchener-Cambridge-Waterloo	354	229	114	232	166	124	634	585
Kitchener City	173	152	68	51	166	0	407	203
Cambridge City	27	14	28	7	0	66	55	87
North Dumfries Township	16	4	4	0	0	0	20	4
Waterloo City	85	48	14	174	0	58	99	280
Woolwich Township	23	11	0	0	0	0	23	11
Wilmot Township	30	n/a	0	n/a	0	n/a	30	n/a
Guelph CMA	78	94	103	80	93	6	274	180
Guelph City	59	84	95	68	93	6	247	158
Guelph/Eramosa Township	7	9	8	9	0	0	15	18
Puslinch Township	12	1	0	3	0	0	12	4

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Kitchener-Cambridge-Waterloo	295	171	12	12	72	87	57	95	436	365	19.5
Kitchener City	146	110	12	0	53	64	55	80	266	254	4.7
Cambridge City	44	17	0	0	11	9	0	0	55	26	111.5
North Dumfries Township	9	5	0	0	4	7	0	0	13	12	8.3
Waterloo City	39	36	0	8	4	7	0	15	43	66	-34.8
Woolwich Township	28	3	0	4	0	0	0	0	28	7	**
Wilmot Township	29	n/a	0	n/a	0	n/a	2	n/a	31	n/a	n/a
Guelph CMA	59	61	0	6	71	39	199	7	329	113	191.2
Guelph City	38	42	0	6	71	39	199	7	308	94	**
Guelph/Eramosa Township	11	11	0	0	0	0	0	0	11	11	0.0
Puslinch Township	10	8	0	0	0	0	0	0	10	8	25.0

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Kitchener-Cambridge-Waterloo	295	171	12	12	72	87	57	95	436	365	19.5
Kitchener City	146	110	12	0	53	64	55	80	266	254	4.7
Cambridge City	44	17	0	0	11	9	0	0	55	26	111.5
North Dumfries Township	9	5	0	0	4	7	0	0	13	12	8.3
Waterloo City	39	36	0	8	4	7	0	15	43	66	-34.8
Woolwich Township	28	3	0	4	0	0	0	0	28	7	**
Wilmot Township	29	n/a	0	n/a	0	n/a	2	n/a	31	n/a	n/a
Guelph CMA	59	61	0	6	71	39	199	7	329	113	191.2
Guelph City	38	42	0	6	71	39	199	7	308	94	**
Guelph/Eramosa Township	11	11	0	0	0	0	0	0	11	11	0.0
Puslinch Township	10	8	0	0	0	0	0	0	10	8	25.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Kitchener-Cambridge-Waterloo	72	87	0	0	40	80	17	15
Kitchener City	53	64	0	0	40	80	15	0
Cambridge City	11	9	0	0	0	0	0	0
North Dumfries Township	4	7	0	0	0	0	0	0
Waterloo City	4	7	0	0	0	0	0	15
Woolwich Township	0	0	0	0	0	0	0	0
Wilmot Township	0	n/a	0	n/a	0	n/a	2	n/a
Guelph CMA	71	39	0	0	18	6	181	1
Guelph City	71	39	0	0	18	6	181	1
Guelph/Eramosa Township	0	0	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Kitchener-Cambridge-Waterloo	72	87	0	0	40	80	17	15
Kitchener City	53	64	0	0	40	80	15	0
Cambridge City	11	9	0	0	0	0	0	0
North Dumfries Township	4	7	0	0	0	0	0	0
Waterloo City	4	7	0	0	0	0	0	15
Woolwich Township	0	0	0	0	0	0	0	0
Wilmot Township	0	n/a	0	n/a	0	n/a	2	n/a
Guelph CMA	71	39	0	0	18	6	181	1
Guelph City	71	39	0	0	18	6	181	1
Guelph/Eramosa Township	0	0	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Kitchener-Cambridge-Waterloo	355	270	64	80	17	15	436	365
Kitchener City	202	190	49	64	15	0	266	254
Cambridge City	44	17	11	9	0	0	55	26
North Dumfries Township	13	5	0	7	0	0	13	12
Waterloo City	39	51	4	0	0	15	43	66
Woolwich Township	28	7	0	0	0	0	28	7
Wilmot Township	29	n/a	0	n/a	2	n/a	31	n/a
Guelph CMA	95	96	52	16	182	1	329	113
Guelph City	76	78	50	15	182	1	308	94
Guelph/Eramosa Township	11	11	0	0	0	0	11	11
Puslinch Township	8	7	2	1	0	0	10	8

Table 3.5: Completions by Submarket and by Intended Market January - March 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Kitchener-Cambridge-Waterloo	355	270	64	80	17	15	436	365
Kitchener City	202	190	49	64	15	0	266	254
Cambridge City	44	17	11	9	0	0	55	26
North Dumfries Township	13	5	0	7	0	0	13	12
Waterloo City	39	51	4	0	0	15	43	66
Woolwich Township	28	7	0	0	0	0	28	7
Wilmot Township	29	n/a	0	n/a	2	n/a	31	n/a
Guelph CMA	95	96	52	16	182	1	329	113
Guelph City	76	78	50	15	182	1	308	94
Guelph/Eramosa Township	11	11	0	0	0	0	11	11
Puslinch Township	8	7	2	1	0	0	10	8

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Kitchener City													
Q1 2017	23	15.8	37	25.3	27	18.5	23	15.8	36	24.7	146	405,000	442,467
Q1 2016	9	8.6	21	20.0	21	20.0	16	15.2	38	36.2	105	450,000	474,373
Year-to-date 2017	23	15.8	37	25.3	27	18.5	23	15.8	36	24.7	146	405,000	442,467
Year-to-date 2016	9	8.6	21	20.0	21	20.0	16	15.2	38	36.2	105	450,000	474,373
Cambridge City													
Q1 2017	0	0.0	1	2.4	2	4.8	9	21.4	30	71.4	42	540,000	553,173
Q1 2016	0	0.0	3	30.0	2	20.0	3	30.0	2	20.0	10	-	-
Year-to-date 2017	0	0.0	1	2.4	2	4.8	9	21.4	30	71.4	42	540,000	553,173
Year-to-date 2016	0	0.0	3	30.0	2	20.0	3	30.0	2	20.0	10	-	-
North Dumfries Township													
Q1 2017	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	-
Q1 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	-
Year-to-date 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Waterloo City													
Q1 2017	1	2.4	1	2.4	7	16.7	5	11.9	28	66.7	42	530,000	598,757
Q1 2016	0	0.0	0	0.0	8	24.2	5	15.2	20	60.6	33	-	641,354
Year-to-date 2017	1	2.4	1	2.4	7	16.7	5	11.9	28	66.7	42	530,000	598,757
Year-to-date 2016	0	0.0	0	0.0	8	24.2	5	15.2	20	60.6	33	-	641,354
Woolwich Township													
Q1 2017	1	4.3	2	8.7	8	34.8	3	13.0	9	39.1	23	-	481,149
Q1 2016	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	-	-
Year-to-date 2017	1	4.3	2	8.7	8	34.8	3	13.0	9	39.1	23	-	481,149
Year-to-date 2016	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	-	-
Wilmot Township													
Q1 2017	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	565,000	569,409
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	565,000	569,409
Year-to-date 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitchener-Cambridge-Waterloo CMA													
Q1 2017	25	8.9	41	14.6	44	15.7	41	14.6	129	46.1	280	480,000	497,438
Q1 2016	9	5.8	29	18.8	31	20.1	24	15.6	61	39.6	154	450,000	509,247
Year-to-date 2017	25	8.9	41	14.6	44	15.7	41	14.6	129	46.1	280	480,000	497,438
Year-to-date 2016	9	5.8	29	18.8	31	20.1	24	15.6	61	39.6	154	450,000	509,247

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Guelph City													
Q1 2017	0	0.0	0	0.0	0	0.0	3	9.4	29	90.6	32	-	-
Q1 2016	0	0.0	0	0.0	2	4.5	18	40.9	24	54.5	44	-	542,458
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	9.4	29	90.6	32	-	-
Year-to-date 2016	0	0.0	0	0.0	2	4.5	18	40.9	24	54.5	44	-	542,458
Guelph/Eramosa Township													
Q1 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Q1 2016	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	602,276
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	602,276
Puslinch Township													
Q1 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Q1 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Guelph CMA													
Q1 2017	0	0.0	0	0.0	0	0.0	3	7.5	37	92.5	40	577,500	620,628
Q1 2016	0	0.0	0	0.0	2	3.6	18	32.7	35	63.6	55	525,000	593,481
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	7.5	37	92.5	40	577,500	620,628
Year-to-date 2016	0	0.0	0	0.0	2	3.6	18	32.7	35	63.6	55	525,000	593,481

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2017						
Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
Kitchener-Cambridge-Waterloo	497,438	509,247	-2.3	497,438	509,247	-2.3
Kitchener City	442,467	474,373	-6.7	442,467	474,373	-6.7
Cambridge City	553,173	-	n/a	553,173	-	n/a
North Dumfries Township	-	-	n/a	-	-	n/a
Waterloo City	598,757	641,354	-6.6	598,757	641,354	-6.6
Woolwich Township	481,149	-	n/a	481,149	-	n/a
Wilmot Township	569,409	n/a	n/a	569,409	n/a	n/a
Guelph CMA	620,628	593,481	4.6	620,628	593,481	4.6
Guelph City	-	542,458	n/a	-	542,458	n/a
Guelph/Eramosa Township	-	602,276	n/a	-	602,276	n/a
Puslinch Township	-	-	n/a	-	-	n/a

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Kitchener

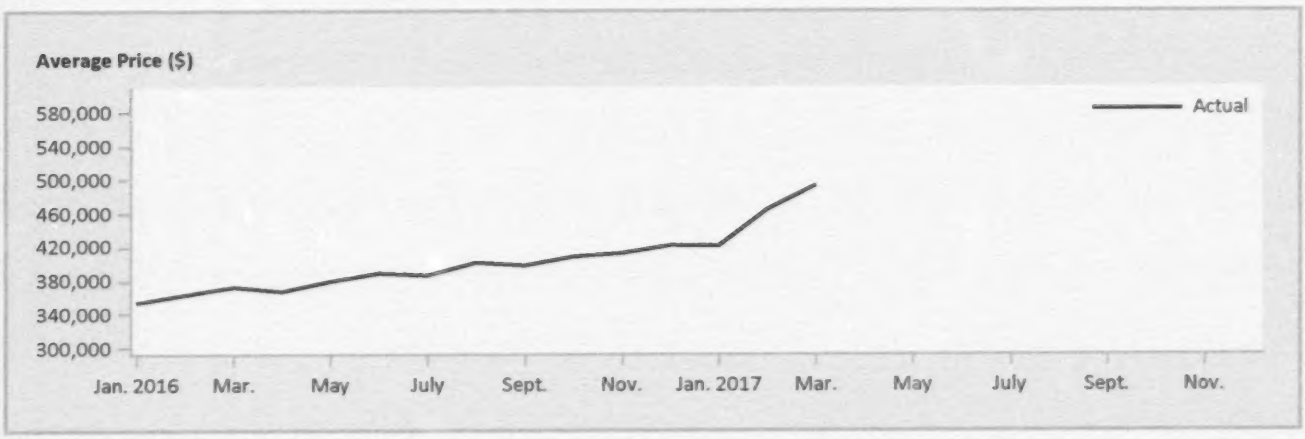


Figure 5.2a: MLS® Residential Sales for Kitchener

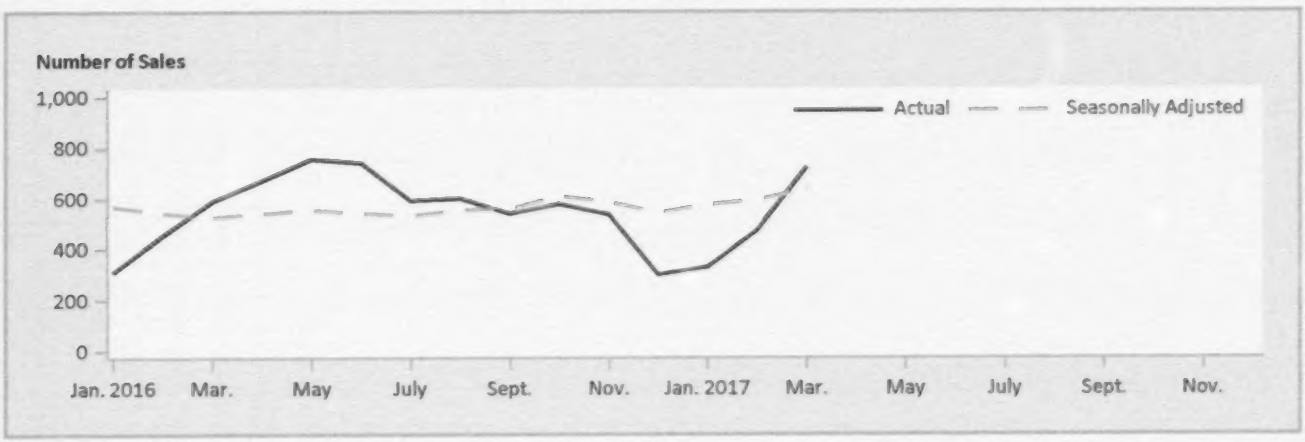
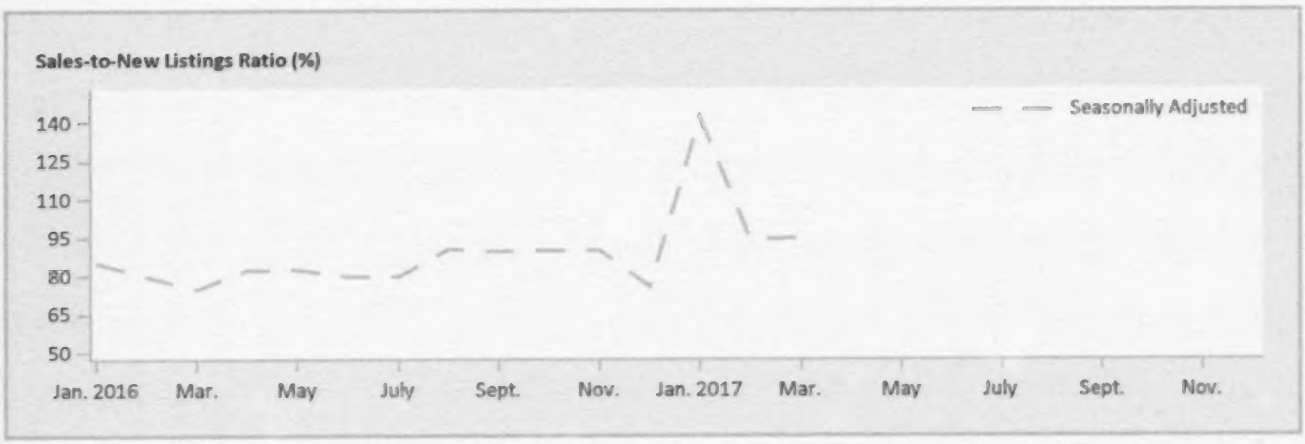


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Kitchener



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Source: CREA / Haver Analytics
Note: Seasonally adjusted data of average price are not available at the time of publication.

Figure 5.1b: MLS® Residential Average Price for Guelph

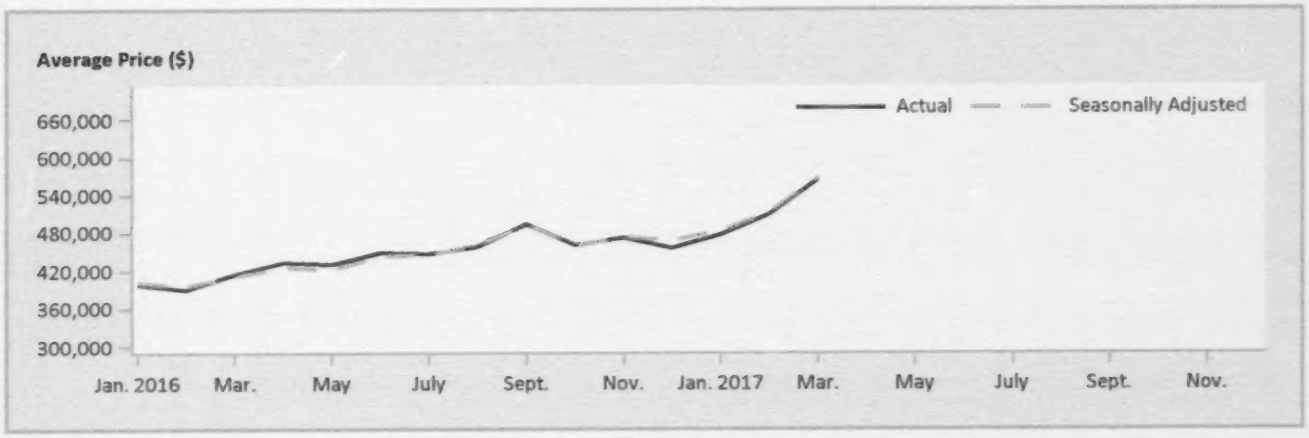


Figure 5.2b: MLS® Residential Sales for Guelph

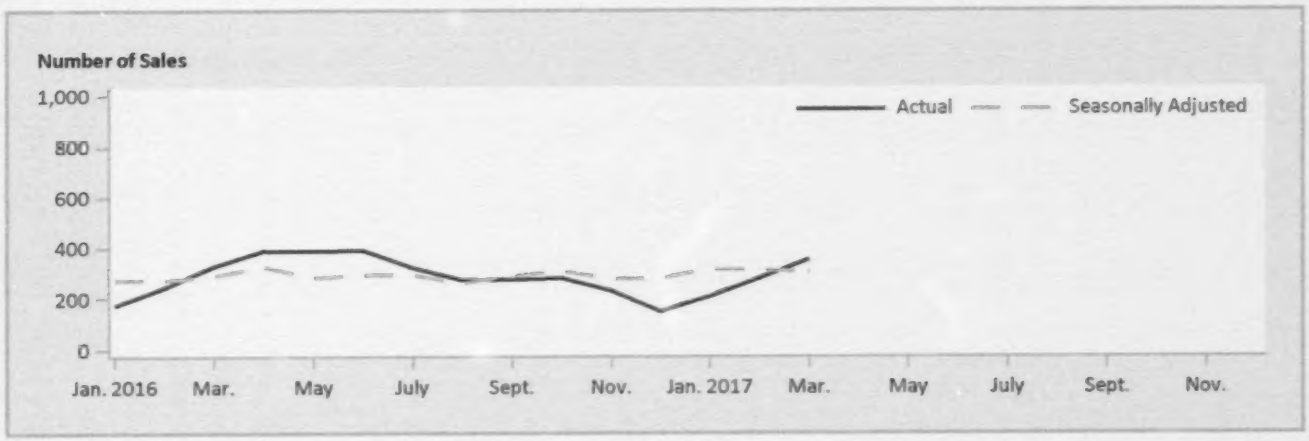
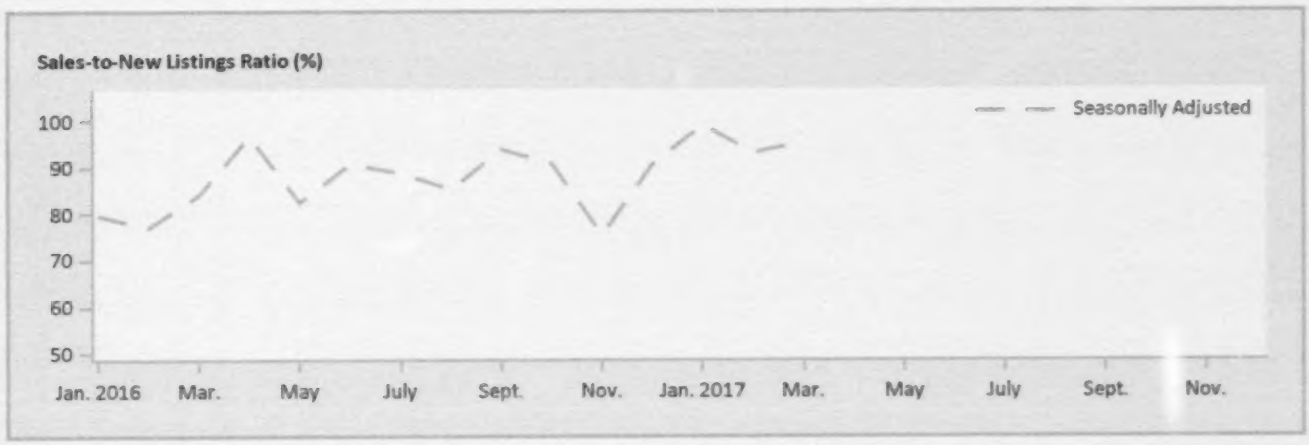


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Guelph



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Source: CREA / Haver Analytics

Figure 5.1c: MLS® Residential Average Price for Cambridge

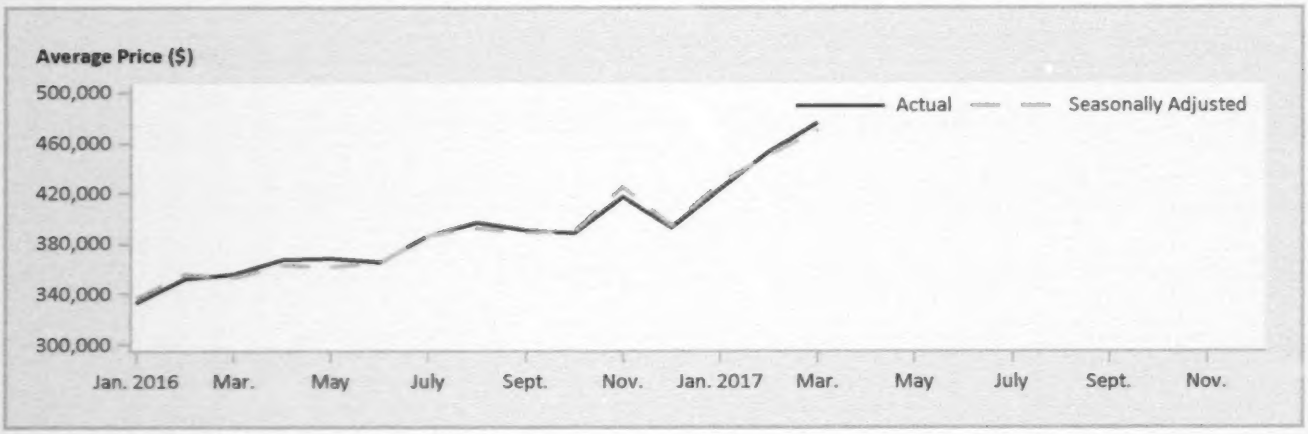


Figure 5.2c: MLS® Residential Sales for Cambridge

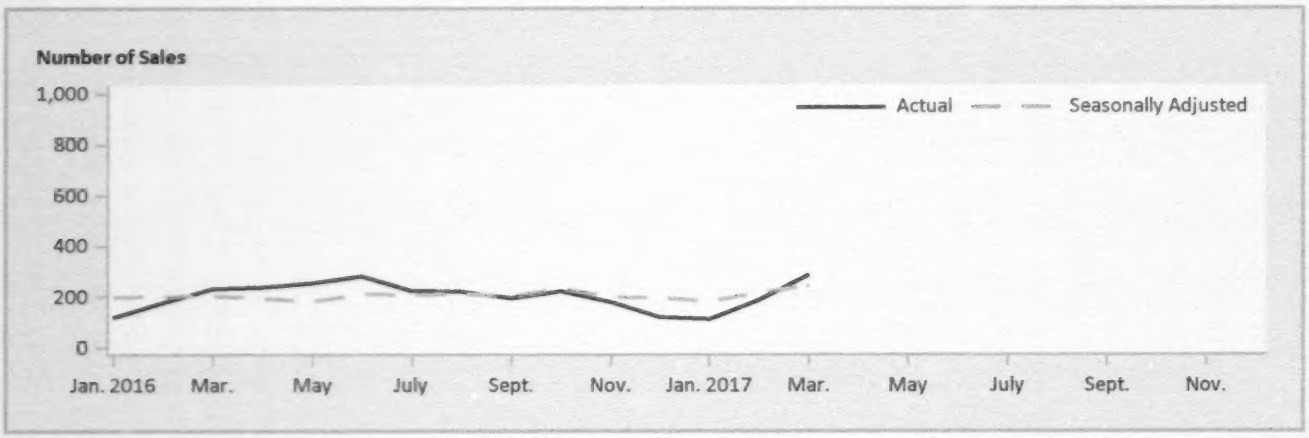
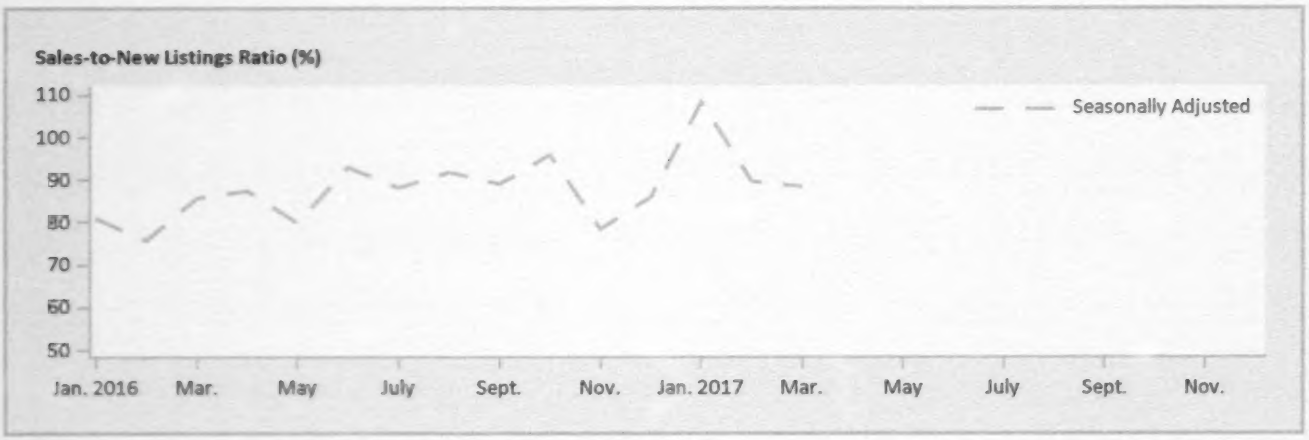


Figure 5.3c: MLS® Residential Sales- to- New Listings Ratio for Cambridge



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Source: CREA / Haver Analytics

Table 6a: Economic Indicators
First Quarter 2017

		Interest Rates			NHPI, Total, Kitchener-Cambridge-Waterloo CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Kitchener Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2016	January	561	3.14	4.64	96.0	127.8	280.7	6.4	70.8	950
	February	561	3.14	4.64	96.1	128.2	283.0	6.1	71.1	960
	March	561	3.14	4.64	96.2	129.0	285.0	5.9	71.4	954
	April	561	3.14	4.64	97.0	129.6	286.5	5.6	71.5	945
	May	561	3.14	4.64	97.3	130.1	285.6	5.6	71.2	947
	June	561	3.14	4.64	97.4	130.4	283.9	5.8	70.8	958
	July	567	3.14	4.74	97.5	130.3	282.3	5.8	70.4	973
	August	567	3.14	4.74	98.0	129.9	280.4	5.7	69.7	986
	September	561	3.14	4.64	98.0	130.1	279.5	5.2	69.0	1,009
	October	561	3.14	4.64	98.7	130.6	278.8	5.0	68.7	1,023
	November	561	3.14	4.64	99.2	130.2	278.0	5.0	68.4	1,024
	December	561	3.14	4.64	100.0	130.0	279.1	5.0	68.6	1,019
2017	January	561	3.14	4.64	101.0	130.8	278.8	5.2	68.6	1,019
	February	561	3.14	4.64	101.5	131.2	279.9	5.5	69.0	1,011
	March	561	3.14	4.64		131.4	281.3	5.6	69.4	1,002
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
First Quarter 2017

		Interest Rates			NHPI, Total, Ontario 2016.12 =100	CPI, 2002 =100 (Ontario)	Guelph Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	94.2	127.8	94.9	4.0	76.4	969
	February	561	3.14	4.64	94.6	128.2	95.8	3.9	77.0	990
	March	561	3.14	4.64	94.8	129.0	95.6	4.5	77.3	1,009
	April	561	3.14	4.64	95.3	129.6	93.6	4.9	75.8	1,004
	May	561	3.14	4.64	96.6	130.1	90.7	5.6	73.9	996
	June	561	3.14	4.64	97.0	130.4	88.8	5.5	72.2	982
	July	567	3.14	4.74	97.8	130.3	87.5	5.3	70.9	970
	August	567	3.14	4.74	98.2	129.9	87.7	4.9	70.6	965
	September	561	3.14	4.64	98.5	130.1	87.5	4.8	70.2	972
	October	561	3.14	4.64	99.5	130.6	88.8	4.6	71.1	976
	November	561	3.14	4.64	99.9	130.2	90.9	4.1	72.4	971
	December	561	3.14	4.64	100.0	130.0	91.0	4.4	72.6	956
2017	January	561	3.14	4.64	100.3	130.8	90.2	5.5	72.7	950
	February	561	3.14	4.64	101.1	131.2	89.3	5.8	72.1	932
	March	561	3.14	4.64		131.4	89.2	5.7	71.8	925
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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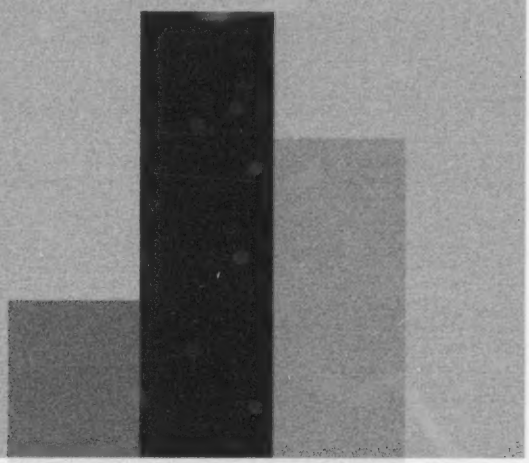

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- Housing Market Assessment
- Housing Market Insight
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